

# SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

PROPERTY LOCATED AT: 49 MOUNT DESERT STREET, UNIT #2, BAR HARBOR, ME 04609

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?  
Pump:  Yes  No  N/A Quantity:  Yes  No  Unknown  
Quality:  Yes  No  Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested?  Yes  No  
IF YES: Date of most recent test: \_\_\_\_\_ Are test results available?  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?  Yes  No  
IF YES, are test results available?  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

INSTALLATION: Location: \_\_\_\_\_  
Installed BY: \_\_\_\_\_ DATE of Installation: \_\_\_\_\_  
What is the source of your information: \_\_\_\_\_  
USE: Number of Persons currently using system? \_\_\_\_\_  
Does system supply water for more than one household?  Yes  No  Unknown

COMMENTS: \_\_\_\_\_

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions?  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: \_\_\_\_\_ OR  Unknown Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Date Last Pumped: \_\_\_\_\_ Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Service Company: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for?  Yes  No  
IF YES, is it available? \_\_\_\_\_

SOURCE OF INFORMATION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown

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Lynam Real Estate 227 Main Street, Bar Harbor ME 04609  
Phone: 2072883334 Fax: \_\_\_\_\_

Suzanne Sylvia

**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Electric	Wood burning fire place		
Age of system(s)/source(s)	1986	1988		
Name of company that services system(s)/source(s)	Bangor Hydro			
Date of most recent service call	N/A			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	\$1,400/yr. (SS)	minimal use only.		
Malfunction per system(s)/source(s) within past 2 years	None	None		
Other pertinent information	All electric home			

Buried Oil Supply Line:  Yes  No  Unknown  
 Chimney(s) Lined:  Yes  No  Unknown Age: 1986  
 Sleeved:  Yes  No  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 Last Cleaned: \_\_\_\_\_  
 COMMENTS: Maintained at 55° in winter months

**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:  
 Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown  
 IF YES: Are tanks in current use?  Yes  No  
 IF NO above: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Have you experienced any problems such as leakage? \_\_\_\_\_  
 Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown  
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

B. ASBESTOS - Current or previously existing:  
 • as insulation on the heating system pipes or duct work?  Yes  No  Unknown  
 • in the siding?  Yes  No  Unknown  
 • in the roofing shingles?  Yes  No  Unknown  
 • in flooring tiles?  Yes  No  Unknown  
 • other: \_\_\_\_\_  Yes  No  Unknown  
 IF YES: Source of Information: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

C. RADON/AIR - Current or previously existing:  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: Not tested since 1998

D. RADON/WATER - Current or previously existing:  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: Not tested since 1998

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)  
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?  Yes  No  Unknown  
 IF YES, describe location and the basis for the determination: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?  Yes  No  
 IF YES, describe: \_\_\_\_\_  
 Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: \_\_\_\_\_

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL:  Yes  No  Unknown
- LAND FILL:  Yes  No  Unknown
- RADIOACTIVE MATERIAL:  Yes  No  Unknown

OTHER: \_\_\_\_\_

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

**SECTION V. GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: Deed and Association Covenants

What is your source of information: Owner

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A

Age: Age of House: 1986 How long has Seller owned it: 1998

Roof: Age - Structure: 1986 Age - Shingles: 2008

Moisture or leakage: Roof leak due to screw that had worked out in winter 2009

Comments: Completely repaired

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: \_\_\_\_\_

Mold: Has the property ever been tested for mold?  Yes  No  Unknown If YES, are test results available?  Yes  No

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:  Yes  No

**SECTION VI. ADDITIONAL INFORMATION**

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

H. Theodore Stump  
SELLER

9/14/2009  
DATE

Dianne Stump  
SELLER

9/14/2009  
DATE

DIANNE STUMP

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE



**DEED OF PERSONAL REPRESENTATIVES**

**SHELDON F. GOLDTHWAIT, JR.**, whose mailing address is 22 Albert Meadows, Bar Harbor, ME 04609, and **JOHN S. GOLDTHWAIT**, whose mailing address is 506 Main St. - Box 2071, Hanover, MA 02339, duly appointed and acting Personal Representatives of the **ESTATE OF RUTH S. GOLDTHWAIT**, late of Bar Harbor, Hancock County, Maine, deceased testate, whose Will was duly admitted to probate in the Probate Court for Hancock County, Maine, being Docket No. 96-261, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to sale, by the power conferred by the Probate Code and every other power, **GRANT** to **H. THEODORE STUMP** and **DIANNE STUMP**, both with a mailing address of 506 Hamilton Drive, Hackettstown, NJ 07840, as **JOINT TENANTS**, the real property located in the Town of Bar Harbor, Hancock County, Maine, described in Exhibit A annexed hereto and made a part hereof.

MAINE REAL ESTATE  
TRANSFER TAX PAID

WITNESS our hands and seals this 12<sup>th</sup> day of January, 1998

Sheldon F. Goldthwait, Jr.  
Sheldon F. Goldthwait, Jr. Personal Representative  
of the Estate of Ruth S. Goldthwait

STATE OF MAINE  
HANCOCK, ss.

Jan. 12, 1998

Then personally appeared the above named Sheldon F. Goldthwait, Jr. and acknowledged the foregoing instrument to be his free act and deed, in his capacity as aforesaid.

Before me,

Penelope L. Carter  
Notary Public

Penelope L. Carter, Notary Public  
State of Maine  
My Commission Expires 1/27/2002

SEAL

Notary: Print or Type Name  
My Commission Expires:

**EXHIBIT A TO DEED OF PERSONAL REPRESENTATIVE  
FROM SHELDON F. GOLDTHWAIT and JOHN S. GOLDTHWAIT,  
Personal Representatives of the ESTATE OF RUTH S. GOLDTHWAIT,  
TO H. THEODORE STUMP AND DIANNE STUMP**

Unit 2 in the Village Townhouses Condominium located at 49 Mount Desert Street, Bar Harbor, Hancock County, Maine, as shown on Plat Plan of Village Townhouses Condominium, prepared by Alan T. Baldwin, Jr., Architect and recorded on May 16, 1986 in the Hancock County Registry of Deeds Condo File 16, 16A-16D, together with all limited common elements pertaining to said Unit as shown on said plat and together with an undivided interest in all common areas as specified in a certain Declaration of the Village Townhouses Condominium dated May 15, 1986, recorded in said Registry of Deeds in Book 1579, Page 589 to which reference is hereby made and the same, its rights, privileges, easements, obligations and restrictions are incorporated herein by reference.

This conveyance is made with the benefit of and expressly subject to:

1. provisions of the Maine Condominium Act, 33 M.R.S.A. § 1601-101 et seq. as that statute may be amended from time to time; and
2. the Declaration of Village Townhouses Condominium, including all existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved, contained or referenced therein, as that Declaration may be amended from time to time by instrument recorded in Hancock County Registry of Deeds.

Reference is hereby made to the deed dated August 7, 1987, recorded in Book 1652, Page 244 at the Hancock County, Maine, Registry of Deeds from Mount Desert Associates to Donald W. Zimmerman and Doreen I. Zimmerman.

Reference is further made to a deed from Donald W. Zimmerman and Doreen I. Zimmerman to Ruth S. Goldthwait, dated January 20, 1992 and recorded in the Hancock County Registry of Deeds in Book 1908, Page 10.

BK 2705 PG 080

*John S. Goldthwait*  
John S. Goldthwait, Personal Representative  
of the Estate of Ruth S. Goldthwait

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Suffolk

December 16 1997

Then personally appeared the above named John S. Goldthwait and acknowledged the foregoing instrument to be his free act and deed, in his capacity as aforesaid.

**SEAL**

Before me,

*Edward C. Felton, Jr.*  
Notary Public

Notary: Print or Type Name

My Commission Expires:

**My Commission Expires  
March 25, 1999**

For Port Harbor, ME 42 JAN 20 1998

REGISTER OF DEEDS  
HANCOCK COUNTY SS.

*Elizabeth Blawie*

REGISTER

Vision Online Database

#



E1

E2

F

C

SUBJECT

